

February 12, 1986

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: TENTATIVE DESIGNATION OF REDEVELOPER OF 44-46 TEMPLE PLACE

WHEREAS, The proposal submitted by the Massachusetts AFL-CIO Council is a feasible and desirable development proposal which will provide benefits to the community by responsibly rehabilitating the currently abandoned 44-46 Temple Place.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Massachusetts AFL-CIO Council be and hereby is tentatively designated as Redeveloper of 44-46 Temple Place subject to the following conditions:
  - a) The submission by the Redeveloper within six (6) months of the date hereof evidence satisfactory to the Authority of the availability of firm financial commitments; and
  - b) The submission by the Redeveloper within six (6) months of the date hereof of preliminary drawings; and
  - c) Satisfactory negotiation of the Land Disposition Agreement with the Authority and the Redeveloper within twelve (12) months of the date hereof; and
  - d) Approval of the Redeveloper's selection of a project architect.
  - e) Approval of the Redeveloper's selection of a ground floor tenant.
  - f) Compliance by the Authority and the Redeveloper with any and all applicable ordinances, statutes, and rules and regulation concerning the protection of the environment.
2. That it is hereby determined that the Redeveloper possesses the qualifications and financial resources necessary to acquire and redevelop the development site in accordance with their proposals and the development guidelines set forth in the Development and Design Guidelines for 44-46 Temple Place issued by the Authority.
3. That all practical and feasible means shall be utilized to avoid or minimize damage to the environment and to minimize the consumption of fossil fuels by the new development.

FACT SHEET

44-46 Temple Place  
Massachusetts AFL-CIO Council

|                         |                               |
|-------------------------|-------------------------------|
| REDEVELOPER:            | Massachusetts AFL-CIO Council |
| ARCHITECT:              | To be determined              |
| SITE AREA:              | 1,810 L.S.F.                  |
| GROSS SQUARE FEET:      | 8,830                         |
| TOTAL DEVELOPMENT COST: | \$896,500                     |



Chap. 314. AN ACT AUTHORIZING THE CITY OF BOSTON  
TO SELL OR GIVE CERTAIN LAND ACQUIRED  
BY IT TO THE BOSTON REDEVELOPMENT  
AUTHORITY.

Be it enacted, etc., as follows:

SECTION 1. Section 4 of chapter 434 of the acts of 1943 is hereby amended by adding at the end the following sentence:--Notwithstanding any provision of this act or any general or special law to the contrary, the chairman, in behalf of the city, may sell without public auction or may grant and convey, without consideration, to the Boston Redevelopment Authority any property acquired by the city by foreclosure of tax titles or acquired under section eighty of chapter sixty of the General Laws.

SECTION 2. This act shall take effect upon its passage.

Approved April 3, 1961.

# CERTIFICATE OF VOTE

I, the Executive Secretary of the Committee on Foreclosed Real Estate, hereby certify that at a meeting of said Committee which was duly called and held on June 21, 1985 at 11:00 a.m., in Room 811, Boston City Hall, all members of the Committee being present, the vote specified below was passed all of which appears upon the official records of the Committee in my custody:

VOTED: Pursuant to the Authority vested in it by Section 4 of Chapter 434 of the Acts of 1943, as amended, the Committee on Foreclosed Real Estate hereby transfers to the Boston Redevelopment Authority, with the consideration listed below, the following properties:

| WARD      | PARCEL | LOCATION                | DESCRIPTION   | CONSIDERATION |
|-----------|--------|-------------------------|---------------|---------------|
| BUILDINGS |        |                         |               |               |
| 3         | 4901   | 19-21 LaGrange St.      | 4 story brick | \$ 5,000      |
| 3         | 4788   | 46 Temple Place         | 5 story brick | \$50,000      |
| 9         | 0248   | 640 Tremont Street      | Former Church | \$ 5,000      |
| 9         | 3155   | 2371 Washington St.     | Former Bank   | \$ 5,000      |
| 14        | 0778   | 3-11 Washington St.     | 1 story brick | \$10,000      |
| LAND      |        |                         |               |               |
| 3         | 6377   | 32 Fay Street           | 848 sq.ft.    |               |
| 3         | 6375   | 40 Fay Street           | 915 sq.ft.    | \$ 1,600      |
| 8         | 2455   | 1103-1109 Harrison Ave. |               |               |
|           |        | 1s 1105 Harrison Ave.   | 2,150 sq.ft.  | \$ 3,000      |
| 9         | 0732   | 422 Massachusetts Ave.  | 2,070 sq.ft.  | \$ 3,000      |
| 9         | 2130   | 17 Williams Street      | 15,595 sq.ft. | \$ 8,000      |



Roxbury-Madison Park District, shown on the Boston Assessors' Plans of said City, filed in the office of the Board of Assessors.

For title to the City of Boston, see Land Court No. 65330 T.L., foreclosing June 6, 1984, all rights of redemption.

Parcel 7: Assessors Parcel 3155, 2371 Washington Street, containing approximately 2,156 square feet, situated in Ward 9, in the Roxbury-Madison Park District, shown on the Boston Assessors' Plans of said City, filed in the office of the Board of Assessors.

For title of the City of Boston, see Land Court No. 69432 T.L., foreclosing May 13, 1985, all rights of redemption.

Parcel 8: Land with buildings thereon, on the northeasterly side of LaGrange Street, numbered nineteen (19), twenty-one (21), and twenty-one A (21A) in the numbering of said LaGrange Street, between an estate now or formerly of Emilie Genesky (numbered 15) and an estate now or formerly of E. M. Loews, Inc., (numbered 23) and supposed to contain approximately twelve hundred ninety-six (1,296) square feet.

Said land is situated in Block 378 in the City District, shown on the Boston Assessors' Plans of said City, filed in the office of the Board of Assessors.

For title of the City of Boston, see Land Court No. 40828 T.L., foreclosing May 24, 1979, all rights of redemption.

Parcel 9: Land, with the buildings thereon, on the northeasterly side of Fay Street, numbered thirty-two (32) in the numbering of said Fay Street and extending thru to a passageway between an estate or formerly of City of Boston and an estate now or formerly of Esther Stone (numbered 28 Fay Street) and supposed to contain about eight hundred forty-eight (848) square feet.

Said land is situated in Block 555, in the City District, shown on the Boston Assessors' Plans of said City, filed in the office of the Board of Assessors.

For title of the City of Boston, see Land Court No. 34971 T.L., foreclosing November 29, 1972, all rights of redemption.

Parcel 10: <sup>40 FAY ST.</sup> About nine hundred fifteen (915) square feet of land on the northeasterly side of Fay Street bounded and described as follows: southwesterly by Fay Street; northwesterly by another estate now or formerly of said Gluzband and another; northeasterly by a passageway; southeasterly by an estate now or formerly of Frank Gluzband.

Said land is situated in Block 555, in the City District, shown on the Boston Assessors' Plans of said City, filed in the office of the Board of Assessors.

For title of the City of Boston, see Land Court No. 46379 T.L., foreclosing October 6, 1971, all rights of redemption.

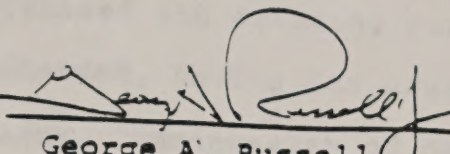


July 17, 1985

IN WITNESS WHEREOF, the City of Boston has caused its corporate seal to be hereto affixed and there presents to be signed in its name and behalf by George A. Russell, its Collector-Treasurer.

CITY OF BOSTON

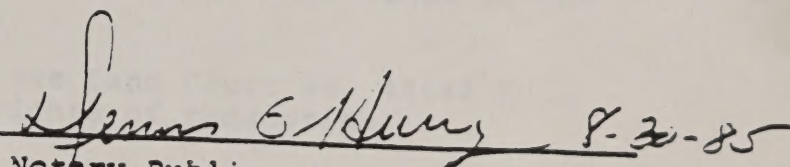
By

  
 George A. Russell  
 Collector-Treasurer

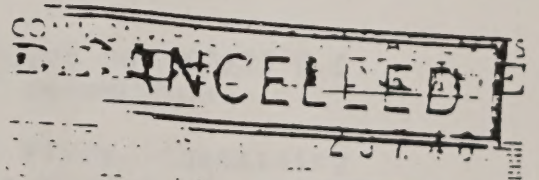
COMMONWEALTH OF MASSACHUSETTS  
 SUFFOLK, SS.

BOSTON, July 17, 1985

Then personally appeared the above-named George A. Russell, Collector-Treasurer of the City of Boston and acknowledged the foregoing instrument to be the free act and deed of the City of Boston, before me

  
 Notary Public

My Commission expires:





11 2 15 PM '85

DEED

*Paul* *new*

RECEIVED THE CITY OF BOSTON, a municipal corporation in the Commonwealth of Massachusetts, pursuant to Chapter 314, section 1, of the Acts of 1961, does hereby grant, for consideration of Ninety Thousand Six Hundred (\$90,600) Dollars ~~and other valuable consideration~~ to the BOSTON REDEVELOPMENT AUTHORITY, a public body politic and corporate, duly organized and existing pursuant to M.G.L. c. 121B, (Ter. Ed.) as amended, having its usual place of business in Boston, Suffolk County, Commonwealth of Massachusetts, all right, title and interest of the City of Boston acquired under tax lien foreclosure in and to the following-described parcel of land:

Parcel 1: Assessors Parcel 732, numbered 422 Massachusetts Avenue, 2,070 square feet. Land is situated in Block 5, sec. 5, in the Boston Proper District.

For title to the City of Boston, see Land Court No. 59224 T.L., foreclosing February 15, 1983, all rights of redemption.

Parcel 2: 3-11 Washington Street. Land with buildings thereon, located on the southwesterly side and containing about five thousand one hundred sixty-one (5,161) square feet.

Said land is situated in Block A-1, in the Dorchester District, shown on the Boston Assessors' Plans of said City, filed in the office of the Board of Assessors.

For title to the City of Boston, see Land Court No. 48462 T.L., foreclosing March 23, 1978, all rights of redemption.

Parcel 3: Assessors parcel 2130, being numbered 17 Williams Street and supposed to contain about fifteen thousand five hundred ninety-five (15,595) square feet, situated in Ward 9, in the Roxbury District.

For title to the City of Boston, see Land Court No. 67935 T.L., foreclosing October 29, 1984, all rights of redemption.

Parcel 4: Assessors Parcel 4788, 46 Temple Place, containing approximately 1,810 square feet, situated in Ward 3, in the Downtown District.

For title to the City of Boston, see Land Court No. 56513 T.L., foreclosing October 2, 1981, all rights of redemption.

Parcel 5: Assessors Parcel 2455, 1105 Harrison Avenue, containing approximately 2,150 square feet, situated in Block 47, in the Roxbury District, shown on the Boston Assessors' Plans of said City, filed in the office of the Board of Assessors.

For title to the City of Boston, see Land Court No. 67688 T.L., foreclosing June 15, 1984, all rights of redemption.

Parcel 6: Assessors Parcel 248, 640 Tremont Street, containing 12,960 square feet approximately, situated in Ward 9, in the



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Certificate of Vote

I further certify that the vote was passed at a meeting open to the public, that notice stating the place, date and time of the meeting was filed with the City Clerk, and a copy thereof posted in the office of the City Clerk or on the principal official bulletin board of the City at least 48 hours, including Saturdays, but not Sundays and legal holidays, prior to the time of the meeting and remained so posted at the time of the meeting, that no deliberations or decision in connection with the vote was taken in executive session, and that the official record of the meeting was made available prior to the date hereof and remains available to the public, all in accordance with General Laws, Chapter 39, Section 23B, as amended, and that the vote has not been amended or revoked.

DATED:

24 JUNE 1985

Richard M. Carter  
Executive Secretary



Joanne A. Prevost, Commissioner  
Real Property Department  
Boston City Hall  
Boston, Massachusetts

Dear Commissioner Prevost:

Attached is the list of properties to be acquired from the Real Property Department for the considerations noted.

The proceeds from the sale of these properties will be conveyed to the Real Property Department upon our conveyance to the developer. This is in confirmation of the verbal agreement between you and Bob Walsh.

Sincerely yours,

Robert T. Kenney  
Director

/ms

att.

cc: R. Walsh  
Real Estate Dept.



MEMORANDUM

DECEMBER 20, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: STEPHEN COYLE, DIRECTOR

SUBJECT: AUTHORIZATION TO RE-ADVERTISE FOR DEVELOPMENT  
INTEREST 44-46 TEMPLE PLACE

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The City of Boston presently has under ownership 44-46 Temple Place as tax-foreclosed property. As this property is within our Downtown Plan, the City has indicated its cooperation in the eventual reuse of this site by authorizing the Authority to act as the development agency to solicit interest in the site.

In 1983, the Authority advertised and received six proposals. However, as over fifteen months have passed without a designation, it is appropriate at this time for the Authority, in cooperation with the City of Boston, to inquire into the status of development interest.

It is recommended, in order to facilitate this, that the Director be authorized to readvertise for development interest for 44-46 Temple Place and to allow those developers who previously submitted proposals to update their submissions as well as to allow any other developers who may wish to compete to submit a complete package for consideration by the Authority and the City.

An appropriate vote follows:

VOTED: That the Director be, and hereby is, authorized to readvertise for development interest for 44-46 Temple Place in accordance with the guidelines established by the Authority.



## M E M O R A N D U M

February 12, 1986

Taken Under Advisement: December 5, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY AND  
STEPHEN COYLE, DIRECTOR

FROM: SUSAN ALLEN, ASSISTANT DIRECTOR FOR DEVELOPMENT  
AND URBAN DESIGN AND  
WILLIAM D. WHITNEY, DEPUTY ASSISTANT DIRECTOR FOR  
DEVELOPMENT AND URBAN DESIGN

SUBJECT: TENTATIVE DESIGNATION OF MASSACHUSETTS AFL-CIO COUNCIL  
FOR THE REDEVELOPMENT OF 44-46 TEMPLE PLACE

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In 1983, the Boston Redevelopment Authority advertised for development interest in 44-46 Temple Place and received six proposals. Allowing developers who previously submitted proposals to update their submissions, as well as allowing other developers wishing to compete to submit proposals, the Authority readvertised on January 22, 1985, requesting letters of interest for the property. Seventeen new proposals were received by the Authority. Five of these proposals were selected for final review (see Attachment).

Among the respondents was the Center House, Inc., a Massachusetts not-for-profit corporation with a distinguished tradition of service to mentally ill men and women in Boston for 26 years. Center House proposed to rehabilitate the Temple Place property to consolidate four programs and functions now accommodated in separate locations.

In view of the relatively limited amount of space within the Temple Place building, however, staff has been working with Center House representatives to identify a more suitable property. Mayor Flynn has announced that the City of Boston, acting through the Real Property Board and the Public Facilities Commission, will make available one of the soon-to-be-vacated Hawkins Street buildings presently occupied by the Massachusetts Department of Public Welfare to Center House. The building will be leased or otherwise made available to Center House at an affordable price. They will then accomplish such rehabilitation work as necessary.



February 12, 1986

Of the remaining responses received, it has been determined that the proposal submitted by the Massachusetts AFL-CIO Council most fully complies with the Development and Design Guidelines in the 44-46 Temple Place Developers Kit.

The Massachusetts AFL-CIO Council, the Developer, is an organized labor organization representing 400,000 members in the Commonwealth of Massachusetts. In addition to its collective bargaining and legislative advocacy activities, the Council is actively engaged in a variety of public service projects.

The project will be a \$896,500 major rehabilitation effort entailing the provision of new mechanical systems, new vertical transportation, upgraded electrical and plumbing service, a new roof, interior improvements and the complete restoration of the facade including the installation of energy efficient windows which replicate the buildings original fenestration.

In addition, the Developer will substantially upgrade and will maintain the pedestrian passageway linking Temple Place and Winter Street. This commitment is particularly important to abutting Winter Street commercial property owners whose patrons make frequent use of this presently unattractive walkway. The project will otherwise conform with the requirements set forth in the Developers Kit and will pay a \$400,000 purchase price for the property. In addition, to ensure the highest quality historic rehabilitation, the Developer will make final selection of its project architect and ground floor tenant satisfactory to the Authority.

The property at 44-46 Temple Place was conveyed to the Authority with nine other tax-foreclosed properties on July 19, 1985 (see attached deed). Attached also is a copy of Chapter 314 of the Acts of 1961, which authorized the City to convey any tax-foreclosed property to the Boston Redevelopment Authority, with or without consideration. The votes of the Real Property Commission attributed a value of \$50,000 to the 44-46 Temple Place property. However, under the longstanding procedures, the City has delayed receipt of any funds until the eventual disposition by the Authority of the parcel in question. At the time of the receipt of the \$400,000 from AFL/CIO, the Authority will transmit to the City, in accordance with City procedures, \$50,000 attributable to this parcel.



February 12, 1986

The Council intends to place construction financing with Patriot Bank, N.A. and is presently working with the Boston Industrial Finance Agency to arrange for the sale of industrial revenue bonds to provide permanent financing. The subject property is located in the Chinatown/Theatre District C.A.R.D.

VOTED: That the Authority formally accepts conveyance of 44-46 Temple Place from the City of Boston in accordance with the attached deed dated July 19, 1985 and further authorizes payment to the City of \$50,000 upon receipt of the \$400,000 in disposition proceeds for this parcel and the Authority further designates the Massachusetts AFL-CIO as the tentatively designated developer in accordance with the attached resolution.





CITY OF BOSTON • MASSACHUSETTS

OFFICE OF THE MAYOR  
RAYMOND L. FLYNN

January 3, 1985

Mr. George C. Cutler, President  
The Center House, Inc.  
120 Tremont Street, Third Floor  
Boston, MA 02108

Dear Mr. Cutler:

I have remained informed of the progress of your organization's discussions with my staff concerning the need to find a long term, affordable location for Center House's administrative offices, Center Club, job placement, and day treatment activities. The important programs of Center House benefit a particularly needy and under-served group of Greater Boston residents.

It is noteworthy that Center House's vocational, social, and personal treatment programs for the mentally and emotionally ill are the oldest such programs in the Commonwealth. The Center House model of collective self-help is an excellent community mental health program that could be broadly provided if adequate funding were available.

The Center House experience in community-based treatment makes your continued presence in Boston especially important for the future health and welfare of our citizens. Therefore I am directing the Real Property Department and the Public Facilities Department to provide Center House with a home in a City-owned property at 15 Bowker Street (43 Hawkins Street, rear) in the Government Center. This five story building contains 13,000 gross square feet of space and will be available to Center House on July 1, 1986 after it is vacated by the Massachusetts Department of Public Welfare.

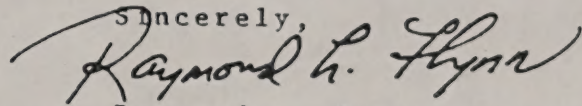
I will recommend that an affordable long term lease be arranged. The Public Facilities Department will work with you to plan for your renovation and negotiate a lease.



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I am pleased to provide this permanent home for Center House right in Government Center. Boston must be more than a city of commerce and administration, it must also be a city of compassion and caring. Thank you for the important work you do for the residents of Greater Boston.

Sincerely,

A handwritten signature in cursive script, reading "Raymond L. Flynn". The signature is written in dark ink and is positioned above the printed name and title.

Raymond L. Flynn  
Mayor of Boston



